

170.A

0004

0006.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

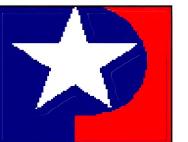
528,600 / 528,600

USE VALUE:

528,600 / 528,600

ASSESSED:

528,600 / 528,600


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		SURRY RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HODGES CHRISTOPHER & DANIKA	
Owner 2:	
Owner 3:	

Street 1: 34 SURRY RD #2  
Street 2:

Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: HOBBIE DAVID -

Owner 2: HOBBIE WELLS JEANNE -

Street 1: 34 SURRY RD #2

Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1921, having primarily Wood Shingle Exterior and 1323 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7233																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	528,600			528,600		
Total Card	0.000	528,600			528,600	Entered Lot Size	
Total Parcel	0.000	528,600			528,600	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	399.55	/Parcel: 399.5	Land Unit Type:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	520,700	0	.	.	520,700	520,700	Year End Roll	12/18/2019
2019	102	FV	501,600	0	.	.	501,600	501,600	Year End Roll	1/3/2019
2018	102	FV	443,800	0	.	.	443,800	443,800	Year End Roll	12/20/2017
2017	102	FV	404,700	0	.	.	404,700	404,700	Year End Roll	1/3/2017
2016	102	FV	404,700	0	.	.	404,700	404,700	Year End	1/4/2016
2015	102	FV	374,100	0	.	.	374,100	374,100	Year End Roll	12/11/2014
2014	102	FV	357,100	0	.	.	357,100	357,100	Year End Roll	12/16/2013
2013	102	FV	357,100	0	.	.	357,100	357,100		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOBBIE DAVID,	59307-144		6/15/2012		367,500	No	No		
HOBBIE DAVID	48712-570		12/21/2006	Family	100	No	No		
VERHOVEN ALICE/	32966-214		5/31/2001		331,500	No	No	4	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/2018	56	Redo Kit	24,200	C				

## ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	Left Notice	DGM	D Mann
9/20/2018	Measured	DGM	D Mann
9/15/2012	MLS	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA   /  /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color:																	
View / Desir: N - NONE																	
GENERAL INFORMATION																	
Grade: C+ - Average (+)																	
Year Blt: 1921	Eff Yr Blt:																
Alt LUC:		Alt %:															
Jurisdict:		Fact:	.														
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION																	
Avg Ht/FL: STD																	
Prim Int Wall: 2 - Plaster																	
Sec Int Wall:		%															
Partition: T - Typical																	
Prim Floors: 3 - Hardwood																	
Sec Floors:		%			Total: 18.6	%											
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext:																	
Heat Fuel: 2 - Gas																	
Heat Type: 5 - Steam																	
# Heat Sys: 1																	
% Heated: 100		% AC:															
Solar HW: NO	Central Vac: NO																
% Com Wall:	% Sprinkled:																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 170.A-0004-0006.0								
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			